



# Memorandum

**TO:** HONORABLE MAYOR AND  
CITY COUNCIL

**FROM:** Paul Krutko

**SUBJECT:** RETAIL SITES UNDER  
CONSIDERATION

**DATE:** May 21, 2008

Approved

*Christine F. Shipley*

Date

*5-22-08*

On May 7, 2008 at 2008-2009 Budget Study Session the Office of Economic Development updated the City Council on progress with the Retail Growth Strategy. In response to a request for additional information by Mayor Reed, the following discusses progress on potential retail expansion sites identified in the Council's Fall Priority Setting Session.

## Retail Sites Under Construction

Site Name	Cross Reference	Status Update
1. CarrAmerica Site	O'toole & Montague	No Retail. Developer moving forward with office development
3. Creekside	Brokaw & Hwy 880	Developer moving forward with retail development
5. Arcadia	14520 Almaden Expy (85)	Developer & City working together to facilitate retail on site
6. Cisco	Hwy 237 (NW) & N 1st	City Staff in discussion with Cisco exploring all opportunities
7. Zanker	237/N. First	City Staff in preliminary discussion with VTA
8. @ First (Palm)	237/N. First	Developer moving forward with retail & office development
9. America Center	Hwy 237 & Gold St.	Developer moving forward with specialized retail development
10. Fleamarket	1590 Berryessa Rd	Developer moving forward with retail development
11. Berryessa & Capitol	1155 N. Capitol Avenue	City Staff in discussion with developer
12. Moitozo	175 River Oaks Pkwy	Long-term project, Staff continue discussions with developer
13. Capitol Drive-In	3630 Hillcap Avenue	City Staff in discussion with developer
14. Fox & Markovits	Oakland Rd & Brokaw Rd	Project includes 50 K sq ft of neighborhood serving retail
15. Airport West	1125 Coleman Avenue	Development opportunity to be heard May 20th by City Council
16. Arcadia (Airport)	Coleman Avenue	Developer moving forward with retail development

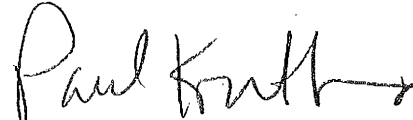
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Page 2

It had been previously suggested that one potential impediment to retail development at many of these sites is the Environmental Clearance and Environmental Impact Report process. Outreach to the development community has revealed that the key for successful retail development at these sites is to have a prompt, straightforward development process. The development community does not feel that either the Environmental Clearance or Environmental Impact Report process is an impediment to them developing the sites.

A handwritten signature in black ink, appearing to read "Paul Krutko", with a stylized flourish at the end.

Paul Krutko

Chief Development Officer